

19/01/2006
VC37**SCHEDULE 2 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ2**.

PRIVATE UTILITY INSTALLATIONS**Purpose**

To provide for areas in private ownership to be used for the purposes of essential service utility installations.

To ensure that the development of these facilities takes place in an orderly and proper manner and does not cause a loss of amenity to the surrounding neighbourhood.

1.0
19/01/2006
VC37**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Mineral exploration	
Mining	Must meet the conditions of Clause 52.08
Natural systems	
Railway	
Road	
Search for Stone	Must not be costeaning or bulk sampling
Tramway	
Utility installation	Must be in accordance with the Development Plan approved pursuant to Clause 4.0 of this schedule.

Section 2 - Permit required

USE	CONDITION
Accommodation	
Agriculture	
Caretaker's house	
Convenience shop	The leasable floor area must not exceed 80 square metres.
Home occupation	
Leisure and recreation (other than Motor racing track)	
Mining – if the Section 1 condition is not met.	
Office	The floor area must not exceed 500 square metres.
Plant nursery	
Search for stone – if the Section 1 condition is not met.	
Utility installation – if the Section 1 condition is not met.	

Section 3 - Prohibited

USE

Amusement Parlour

Animal Boarding

Animal Training

Brothel

Cemetery

Community Market

Convenience Restaurant

Crematorium

Extractive Industry

Food and Drink Premises

Horse Stables

Industry (Other than Car wash)

Intensive Animal Husbandry

Motor Racing Track

Nightclub

Retail Premises (other than Community market, Convenience shop, and Plant nursery)

Saleyard

Service Station

Take Away Food Premises

Transport Terminal

Warehouse (other than Store)

2.0

19/01/2006
VC37

Use of land

Application Requirements

An application to use land must be accompanied by the following information as appropriate:

- The purpose of the use and types of activities which will be carried out; and
- The likely effects, if any, on the adjacent land including noise levels, traffic and hours of operation.

Decision Guidelines

Before deciding on an application to use land, the Responsible Authority must consider the following as appropriate.

- The effect that the proposed use may have on existing uses; and
- The effect that the proposed use may have on the amenity of the neighbourhood.

3.0
19/01/2006
VC37

Subdivision

Application Requirements

An application to subdivide land must be accompanied by the following information as appropriate.

- The purpose of the subdivision; and
- The likely effects of the subdivision on the adjacent land.

Decision Guidelines

Before deciding on an application to subdivide land, the responsible authority must consider, as appropriate:

- The effect that the proposed subdivision may have on existing uses;
- The effect that the proposed subdivision may have on the amenity of the neighbourhood.

4.0
19/01/2006
VC37

Requirement for development plan

Before the construction of any buildings and works, or before the use commences, a development plan must be approved by the Responsible Authority. The plan must show:

- The layout and use of the existing and proposed buildings and works, driveways, car parking and loading areas;
- Construction details of all drainage works, site access arrangements, vehicle parking and loading areas;
- Details of existing and proposed landscaping, including perimeter landscaping treatments;
- The appearance and bulk of buildings having regard to the adjoining zones, especially the relationship with residential areas; and
- The effect of the proposed buildings and works on the amenity of the neighbourhood, including the effects of noise, lighting, overshadowing and privacy.